

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Extended Study Session

January 24, 2005  
6:00 p.m.

Council Conference Room  
Bellevue, Washington

PRESENT: Mayor Marshall, Deputy Mayor Noble, and Councilmembers Balducci, Chelminiak, Davidson, Degginger, and Lee

ABSENT: None.

1. Executive Session

At 6:00 p.m., Deputy Mayor Noble opened the meeting and announced recess to Executive Session for approximately 25 minutes to discuss two items of potential litigation.

The meeting resumed at 6:47 p.m. with Mayor Marshall presiding. Mrs. Marshall announced that tonight's meeting will end with an Executive Session.

2. Oral Communications

- (a) Tom Hildebrandt, a Mercer Island resident and daily bicycle commuter, encouraged the City to improve traffic flow and increase safety on West Lake Sammamish Parkway. He feels bike paths that are completely separated from the roadway are more dangerous to bicyclists because cars fail to yield to traffic on separated trails at intersections and driveways. He supports the bike lanes option for West Lake Sammamish Parkway.
- (b) Ron Sher, Managing Partner of Crossroads Bellevue shopping center, expressed support for the Crossroads area planning initiative [Agenda Item 3(b)]. He encouraged a focus on integrating retail services into the neighborhood; enhancing pedestrian, bicycle, transit, and vehicle access; and involving the community in the planning process.
- (c) Preston Cavanaugh, Chevy Chase Homeowners Association, commented regarding property known as the Belmont Lands or Christmas tree lot. He expressed concern that the property owner is not communicating with residents about his plans for the property.

- (d) Pamela Toelle commented on the value of developers, property owners, City staff, and residents all working together. She received a call today that staff plans to recommend a Comprehensive Plan amendment for Mr. Clark's property in the Crossroads area. Ms. Toelle asked Council to not initiate this amendment for a private individual and to require that Mr. Clark wait the three years outlined in CPA guidelines. She said it has been great working with Ron Sher and staff through the community involvement process.

### 3. Study Session

#### (a) Regional Issues

Diane Carlson, Director of Intergovernmental Relations, introduced Alison Bennett, Kit Paulsen, and Michael Paine to provide an update on watershed planning and the Endangered Species Act.

Ms. Bennett provided an overview of the Salmon Conservation Plan for the Greater Lake Washington Watershed. She recalled that Puget Sound Chinook salmon was listed as threatened under the Endangered Species Act in 2000. The Salmon Conservation Plan has been developed by a Steering Committee. A Forum of local jurisdictions, chaired by Councilmember Davidson, funded the plan effort and has final approval authority over the plan. Puget Sound Shared Strategy is a multi-stakeholder group interested in combining all Puget Sound watershed plans into one recovery plan approved by the federal government. NOAA and U.S. Fish and Wildlife have approval authority over a final recovery plan.

The public review period for the Salmon Conservation Plan ended on December 17, 2004, and the Steering Committee approved the plan on January 19, 2005. Staff is working to incorporate final changes into the plan, which will be sent to the Forum for its review (March to May 2005). Local jurisdictions will be asked to ratify the plan in May and June before forwarding the plan to the Shared Strategy group in June. Ratification requires approval by nine jurisdictions representing 70 percent of the total population. There are 27 jurisdictions in the watershed and Bellevue represents approximately 10 percent of the population. Staff is working to prepare a range of options for the Forum's consideration.

Staff reviewed aspects of the plan affecting Bellevue. Ms. Bennett explained that the plan contains a "start list" and a long-term list of projects. The start list contains priorities for the first 10 years of the plan. There are no required Bellevue stream or lakeshore projects in the first 10 years of the plan. There are Kelsey Basin capital and acquisition projects in the long-term plan. Many are already programmed into the City's Utilities Capital Investment Program (CIP) Plan. Bellevue will continue to protect streams and natural areas through ongoing programs including the Stream Team, Fish Passage Improvement, and ESA Road Maintenance. The start list contains education and demonstration programs during the first 10 years of the plan. Long-term education and outreach activities include Stream Team types of programs and coordination with schools and businesses.

Mr. Paine said there are many land use recommendations in the plan, both on the start list and in the long-term plan. Staff proposes using the Critical Areas Update process to articulate many of these recommendations. The start list focuses on the South Lake Washington and Sammamish

shorelines. Recommendations encourage regulations and incentives that minimize the impacts of docks and bulkheads, improve shoreline native vegetation, and improve water quality.

Responding to Mayor Marshall, Mr. Paine said staff's approach to the critical areas ordinance has been to enhance flexibility and responsiveness to citizens' needs. However, the federal government (U.S. Corps of Engineers) is now taking a stronger role in regulating docks and bulkheads and the City wants to be consistent with federal requirements.

Continuing, Mr. Paine said long-term recommendations address the Kelsey Creek Basin and encourage regulations and incentives that reduce impervious surfaces, protect native vegetation and forest cover, protect wetland areas, and protect and restore riparian areas.

Ms. Bennett said current annual watershed funding is \$7 to 9 million from local and regional sources and \$3 to 4 million in state and federal funding. The Steering Committee estimates needed funding of \$17.3 million annually for the first 10 years to implement the start list. Recognizing that local financing is likely to remain at current levels, strategies to increase regional, state, and federal funding are needed. Ms. Bennett reviewed the following next steps:

- March-May 2005 – Forum review of the Salmon Conservation Plan.
- May – Forum approval or remand.
- May/June – Council ratification decision.
- June – Submit plan to Shared Strategy group.

Dr. Davidson thanked Ms. Bennett for her policy work and Ms. Paulsen for her technical assistance to the WRIA 8 forum on behalf of the City. He noted the importance of Bellevue's input into development of the plan. Dr. Davidson noted his opposition to the recommended funding level, which he feels is over-aggressive. Responding to Mr. Degginger, Dr. Davidson said a consultant is working to identify additional funding sources.

Responding to Councilmember Lee, Ms. Bennett said cost sharing among jurisdictions has not yet been determined.

Mayor Marshall encouraged a cautious approach and a realistic phasing of projects given existing funding constraints, competing priorities, and citizens' lack of interest in higher taxes. Mr. Lee concurred. Ms. Balducci suggested looking for opportunities for private investment in salmon-friendly projects as well.

Moving to the next item, Ms. Carlson noted the state legislative update on page 21 of the Regional Issues packet. The Association of Washington Cities Legislative Conference is coming up on February 16 and 17.

Ms. Carlson reported that staff from the City, Bellevue Chamber of Commerce, Bellevue Community College, and Bellevue School District met recently and identified three joint legislative priorities: 1) Increase the capacity for school districts to raise more funds through local levies, 2) Increase enrollment slots at higher education institutions, and 3) Secure state funding for I-405 to relieve traffic congestion and promote economic growth. Bellevue Chamber

is interested in adding an additional priority regarding employers' health care costs. Ms. Carlson asked whether Councilmembers are interested in drafting a joint legislative statement as described.

Mr. Degginger suggested involving Issaquah School District in the discussions as well. Mr. Chelminiak requested information from the school district regarding current levy guidelines.

Mayor Marshall expressed general support for the priorities and suggested involving Overlake Hospital Medical Center in developing the item regarding health care costs.

Deputy Mayor Noble noted the City's ongoing relationship with Bellevue School District and the current collaborative effort regarding human services. He supports the preparation of a joint legislative statement as presented.

Ms. Carlson said a draft statement will be provided shortly for Council review.

Mike Doubleday, lobbyist, explained that the legislative Transportation Committee released a draft report proposing new funding mechanisms for transportation projects. A Seattle delegation advocates strongly for reconstruction of the Alaskan Way viaduct.

Ms. Carlson briefly reviewed additional legislative items including an update regarding sales tax streamlining on page 23 of the Regional Issues packet. The City of Kirkland is introducing an annexation bill that would allow cities with populations over 40,000 to propose a utility tax surcharge to voters in the annexation area to cover the operating deficit of bringing areas into the city. This would help by reducing unincorporated areas now benefiting from the urban subsidy. The maximum term of the utility surcharge is 10 years.

Noting Council consensus regarding the annexation bill, Mayor Marshall asked staff to prepare a letter of support.

Ms. Carlson moved to page 41 and said Council action on the Federal Legislative Agenda is scheduled for early March. Staff recommends resubmitting the three City appropriation requests made last year: 1) Bellevue Downtown Access Phase II funding, 2) Green Streets program, and 3) 911 Communications Center equipment.

Referring back to page 37 of the Regional Issues packet, Ms. Carlson said staff has drafted a letter supporting continued Community Development Block Grant funding, which has been reduced over the past few years. Council concurred with supporting this issue.

Dr. Davidson reported on the recent Suburban Cities Association nominating process and noted that Councilmember Lee was appointed as alternate to the Regional Transit Committee and Dr. Davidson was appointed as alternate to the Regional Water Quality Committee. Dr. Davidson appreciates SCA allowing non-member cities to participate in its committee appointments.

(b) Crossroads Area Planning Initiative

Planning Director Dan Stroh said the purpose of tonight's discussion is to request Council direction regarding the scope of the Crossroads Center Plan and the desired process for public involvement.

Kathleen Burgess, Comprehensive Planning Manager, said staff recommends the study focus on CB (Community Business) zoned areas within and adjacent to Crossroads Bellevue shopping center as well as connections between surrounding residential development, Crossroads Park, and transit facilities. The objectives are to: 1) Infuse the shopping areas with new uses and an updated urban design to meet the changing needs of the community, 2) Create new community places and strengthen existing ones, and 3) Improve connections that link the community.

The proposed scope is to:

- Explore alternative design concepts for Crossroads Bellevue. Address mixed uses and connecting the shopping center to Crossroads Park.
- Decide on a preferred design concept.
- Amend the Crossroads Subarea Plan.
- Review development standards and consider amendments to the Land Use Code.

Staff recommends a public participation program to:

- Coordinate with property owners.
- Meet with community and business groups and community leaders.
- Conduct outreach in Crossroads Bellevue using the Mini City Hall, library, and other facilities.
- Host two large community meetings in the Crossroads neighborhood.
- Communicate through electronic and print media.

Ms. Burgess referenced the letter in Council's desk packet from Alan Clark (Arca) requesting the initiation of a Comprehensive Plan amendment for the Belmont Lands property at 1700 148<sup>th</sup> Avenue NE. Mr. Clark states that the presence of wetlands and water runoff adversely affect development of the land within the current single-family zoning designation of Urban Residential (7.5 units per acre). Staff recommends that Council initiate a CPA to allow the consideration of higher density development on the site. Staff is not taking a position in favor or against higher density development but feels the concept should be studied.

Noting the assertion that water runoff from Highland Middle School's parking lot is adversely affecting the property, Mayor Marshall questioned the school's responsibility to mitigate the conditions.

Ms. Burgess confirmed that the 1993 report by David Evans & Associates indicated the presence of wetlands. She said it appears the wetlands have expanded over time. However, the cause of this expansion is not known.

Mr. Degginger sees no reason for the City to initiate a Comprehensive Plan amendment in this case. He noted there is a process in place for an individual to initiate a CPA. Mayor Marshall concurred.

Responding to Mr. Chelminiak, Ms. Burgess said Mr. Clark would have to wait until 2006 to initiate an individual CPA.

Deputy Mayor Noble said there is insufficient documentation to support Council's initiation of a CPA for this property.

Mayor Marshall is not in favor of the City incurring costs associated with processing a CPA for this private property.

Responding to Dr. Davidson, Ms. Burgess said completion of the Crossroads Center Plan is likely to generate amendments to the Crossroads Subarea Plan. While Dr. Davidson agreed that more information is needed regarding Mr. Clark's property and request, he noted that both initiatives pertain to private property.

Mr. Stroh clarified that Council can initiate a CPA at any time and confirmed that the Crossroads planning effort is likely to lead to future CPAs. Mayor Marshall noted the Clark property is not located within the study area. Mr. Stroh acknowledged Council's interest in more information on Mr. Clark's request.

Mr. Lee expressed support for the Crossroads planning initiative. Responding to Mr. Lee, Mr. Stroh said the proposed study area excludes some small community businesses that are unrelated to the shopping center. The boundary encompasses surrounding multifamily development and Crossroads Park to be consistent with Council's interest in enhancing the area as a community center.

Ms. Balducci expressed support for the proposed scope of the Crossroads planning study. Following additional brief comments, Mayor Marshall noted Council support of the project scope.

At 8:24 p.m., Mayor Marshall declared recess to Executive Session to discuss one additional item of potential litigation. The meeting will adjourn following the Executive Session.

The meeting was declared adjourned at 10:27 p.m.

Myrna L. Basich  
City Clerk

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